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Surveyor of Hamilton County
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Suite 188
One Hamilton County Square
Noblesville, Indiana 46060-2230

February 19, 2009

Nelson & Frankenberger
ATTN: Jon Dobosiewicz
3105 East 98th Street
Suite 170
Indianapolis, IN 46280
VIA E-MAIL: Jon@NF-LAW.com

RE: Union Street Flats at Grand Junction PUD

Dear Mr. Dobosiewicz

We have reviewed the PUD submitted to the Hamilton County Surveyor's Office on February 3, 2009 for this project and have the following comments:

1. The proposed project falls in the incorporated area and MS4 jurisdiction of the City of Westfield.
2. The proposed project falls in the Anna Kendall Regulated Drain Watershed and has the Anna Kendall Regulated Drain within the project boundaries.
3. This proposed project DOES NOT fall within a Westfield Wellhead Protection Zone.
4. The HCSO has no objections to the proposed PUD, since this is mainly a zoning issue.
5. Please keep the following items in mind as this project moves forward to the site/civil design phase:
 - a.) The proposed detention basin is shown in mapped Floodway per FIRM Panel 18057C0120F. Any construction within the mapped Floodway will require a Construction in a Floodway Permit from IDNR.
 - b.) Per section 302.09 of the Hamilton County Stormwater Management Technical Standards Manual, detention is not allowed in the floodplain of a

regulated drain. Depending on detention design, this either becomes filling in the floodplain of a regulated drain or is works as additional floodplain storage volume and not detention storage volume.

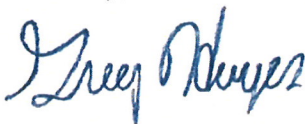
- c.) Per section 105.01 of the HCSMTSM, floodplain of a regulated drain is determined by the BFE, in this case as shown in the Food Insurance Study as cross-section G of the Anna Kendall Drain, and using the 1 foot topographic data available from Hamilton County.
- d.) Based on the above information, the floodplain on this parcel is much large then that shown of the FIRM Panel for this still. I will attach some unofficial graphical representations of the FIRM Panel floodplain and the actual floodplain for this specific site with this letter.
- e.) Please have the site design engineer do a site specific field survey to determine the exact floodplain area on this parcel. Doing this early will allow more time for a variance to the standards to be consider by the Hamilton County Drainage Board.
- f.) Improvement will be required on the Anna Kendall Regulated Drain within the boundaries of the project. Please schedule a meeting in accordance with Hamilton County Ordinance 4-26-99-C #4 to determine the scope of the required improvements.
- g.) The proposed walking path along the Anna Kendall Drain will need to have signs to warn of possible flooding in accordance with HCSO Standard Detail D-24.

6. Please submit complete construction plans and drainage calculations to this office when they become available.

7. Please note that further comments may be necessary at a later date.

Should you have any questions, I can be reached at 317-776-8495.

Sincerely,



Greg Hoyes, AC, CFM
Plan Reviewer

CC: Donna Luley – Westfield Public Works
Wes Rood – Westfield Public Works
Kevin Todd – City of Westfield
Dave Lucas – HCHD

